



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2014-01529

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. PM072916  
Zone Change No. RZCT201400008  
Conditional Use Permit No. RCUP201400062  
Parking Permit No. RPKPT201400006  
Environmental Assessment No. RENV201400121

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

ROWLAND RANCH PROPERTIES, LLC (c/o Rex V. Conde, Applicant Parallax Investment Corp. c/o Owen Lawson)

**MAP/EXHIBIT  
DATE:**

11/19/14

**SCM REPORT  
DATE:**

12/18/14

**SCM DATE:**

01/08/14

**PROJECT OVERVIEW**

*The applicant proposes to create three (3) commercial lots from 1 existing lot on a 14.85-acre site requiring a zone change for mixed use development consisting of two hotels and commercial retail and restaurant units for condominium purposes.*

Subdivision: To create 2 commercial lots and 1 multicommercial lot with attached condominium units in 4 separate, detached buildings.

Zone Change: To change the existing Zone M-1.5-BE to the Zone C-3-DP.

CUP: For onsite grading in excess of 100,000 cubic yards; Development Program zone; compliance with community standards district including a commercial center of three or more businesses and signage, alcoholic beverage sales for on-site consumption.

Parking Permit: To allow less than the required one or more automobile parking spaces for each three persons based on the occupant load as determined by the county engineer to promote efficient land use by allowing the dual or shared use of parking facilities by uses and to allow tandem parking for nonresidential uses.

**MAP STAGE**

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐  
Exhibit "A"

Modification to : ☐  
Recorded Map

Other: ☐

**MAP STATUS**

Initial: ☐

1<sup>st</sup> Revision: ☒

2<sup>nd</sup> Revision: ☐

Additional Revisions (requires a fee): ☐

**LOCATION**

18800 Gale Avenue, Rowland Heights, CA

**ACCESS**

Gale Avenue

**ASSESSORS PARCEL NUMBER(S)**

8264021020

8264021027

**SITE AREA**

14.85 acres

**GENERAL PLAN / LOCAL PLAN**

Rowland Heights Community Plan

**ZONED DISTRICT**

PUENTE

**SUP DISTRICT**

4<sup>th</sup>

**LAND USE DESIGNATION**

I – Industrial (14.85 acres)

**ZONE**

M-1.5-BE

**CSD**

ROWLAND HEIGHTS

**PROPOSED UNITS**

(DU)

N/A

**MAX DENSITY/UNITS**

(DU)

N/A

**GRADING, CUBIC YARDS**

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

184,094 cubic yards cut, 130,534 cubic yards fill, 41.109 cubic yards export of-site. 314,628 cubic yards total.

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending review.

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**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 <a href="mailto:sdjones@planning.lacounty.gov">sdjones@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Sheela Kleinknecht (213) 351-5121 <a href="mailto:smathai@parks.lacounty.gov">smathai@parks.lacounty.gov</a>
Public Health	Hold	Michele Tsiebos (626)430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

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**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required: <input checked="" type="checkbox"/>	Reschedule for Subdivision Committee Meeting: <input checked="" type="checkbox"/>
Exhibit Map/Exhibit "A" Revision Required: <input checked="" type="checkbox"/>	Reschedule for Subdivision Committee Reports Only: <input type="checkbox"/>
Revised Application Required: <input checked="" type="checkbox"/>	Other Holds (see below): <input type="checkbox"/>

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Provide exhibit 'A' maps for discretionary entitlement request to ensure compliance with applicable standards. Clarify the number of condominium units. Please read below for further details.*

Land Use Policy:

Clear ☐ Hold ☒

1. The proposed development should be shown to be compatible with Plan policies related to:
  - a. Land Use Goal 5 – Beautify commercial areas and highways. Add street trees to your exhibit map and exhibit 'A' maps.
  - b. Land Use Policy 8 – encourage the beautification of new commercial areas by completing the landscaping of public rights-of-way minimum 10 feet landscaping along street frontage including plants, landscaped berms or a combination, capable of screening up to 42 inches tall. Landscape a minimum of 5% of the parking lot. Provide calculation table to evidence and show the 42 inch tall screening.
  - c. Show one street frontage sign for all businesses on each lot in your CSD compliance exhibit 'A'.

Exhibit Map:

Clear ☐ Hold ☒

2. Number each condominium unit.
3. In addition to the 5% landscaping for the parking lot, show a minimum of 10% of the net lot area landscaped including 24-inch and 36-inch box trees, 5 and 15 gallon-size shrubs, and ground cover.
4. Ensure appropriate architectural features are met for facades that face the street. Materials or designs that are distinguishable from the rest of the façade are required.

Exhibit "A":

Clear ☐ Hold ☒

5. Create separate exhibits for: 1) the zone change development program, 2) grading, 3) on-site alcohol sales, 4) commercial center consisting of more than three businesses for evidence of CSD compliance with the sign program, minimum net lot area landscaping, community standard lot coverage and compliance with required architectural features and 5) parking permit request.
6. In addition to the 5% landscaping for the parking lot, show a minimum of 10% of the net lot area landscaped including 24-inch and 36-inch box trees, 5 and 15 gallon-size shrubs, and ground cover.
7. Ensure appropriate architectural features are met for facades that face the street. Materials or designs that are distinguishable from the rest of the façade are required.
8. Prior to final map recordation, show in CC&Rs provisions for maintaining landscaping with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

Zone Change:

Clear ☐ Hold ☒

9. See exhibit 'A' section for development program (DP) exhibit 'A' requirement and ensure all applicable standards are met in the proposed project.

Conditional Use Permit:

Clear ☐ Hold ☒

10. See exhibit 'A' section for conditional use permit (CUP) and ensure applicable General Plan and community standards requirements are met in the proposed project.

Parking Permit:

Clear ☐ Hold ☒

11. See exhibit 'A' section for parking permit and ensure all applicable standards are met in the proposed project.
12. Provide justification and/or examples for using 50% for parking calculation.

Environmental Determination:

Clear ☐ Hold ☒

13. Spring survey is required or schedule construction outside of the bird nesting season.
14. The drainage course observed at the northern boundary and tributary in the northeast corner of the property requires a notification package be prepared for CDFW and USACE prior to work there.
15. Please refer to the County biologist's preliminary review comments provided during the One-Stop meeting on 01-30-2014, attached. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or [jdecruyenaere@planning.lacounty.gov](mailto:jdecruyenaere@planning.lacounty.gov).

Community Standards District:

16. See conditional use permit section.

Administrative/Other:

Clear ☐ Hold ☒

17. Indicate the number of commercial condominium units.
18. Update articles of incorporation for agent for service of process or submit letter of authorization signed by current agent for service of process.

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**RESUBMITTAL INSTRUCTIONS**

*If a map revision is required, please submit the following items:*

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the map*
- *Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)*
- *Any other additional materials requested by the case planner*

*NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.*